

**HONORABLE CITY PLANNING COMMISSION
CINCINNATI, OHIO**

May 20, 2005

SUBJECT:

A report and recommendation on a Plat of Subdivision, Record Plat, for the Grand Avenue Commons Subdivision in the East Price Hill neighborhood.

Abercrombie and Associates, Inc. civil engineers on behalf of Roark Development L.L.C. and J.D. Bullfrog L.L.C., the owner and developer, submitted the Plat of Subdivision, Record Plat, for the Grand Avenue Commons Subdivision. The plans have been reviewed and approved by all reviewing agencies.

BACKGROUND:

On May 16, 2003 the City Planning Commission approved a Subdivision Improvement Plan and Dedication Plat for the Grand Avenue Commons Subdivision to facilitate the construction of a new public street, Cityscape West Drive, extending from Grand Avenue southern terminus to intersect with Murdock Avenue. The utilities and street have been constructed. The existing zoning is Residential Multi-family (RM) 2.0.

SUBDIVISION:

The Plat of Subdivision, Record Plat, consists of 3.91 acres that is subdivided into 18 new lots. There will be one lot containing a 6 unit row-house building and another lot containing an existing 18-unit apartment building. The remaining lots are reserved for new single-family homes. A homeowners association will maintain common areas and the storm water facility. There are sidewalks on both sides of the street and utilities will be underground.

RECOMMENDATION:

The staff of the Department of Community Development and Planning recommends the City Planning Commission takes the following action:

"Approve the Plat of Subdivision, Record Plat, for the Grand Avenue Commons Subdivision for the reasons that the plat conforms to the Subdivision Regulations and has the approval of all reviewing agencies."

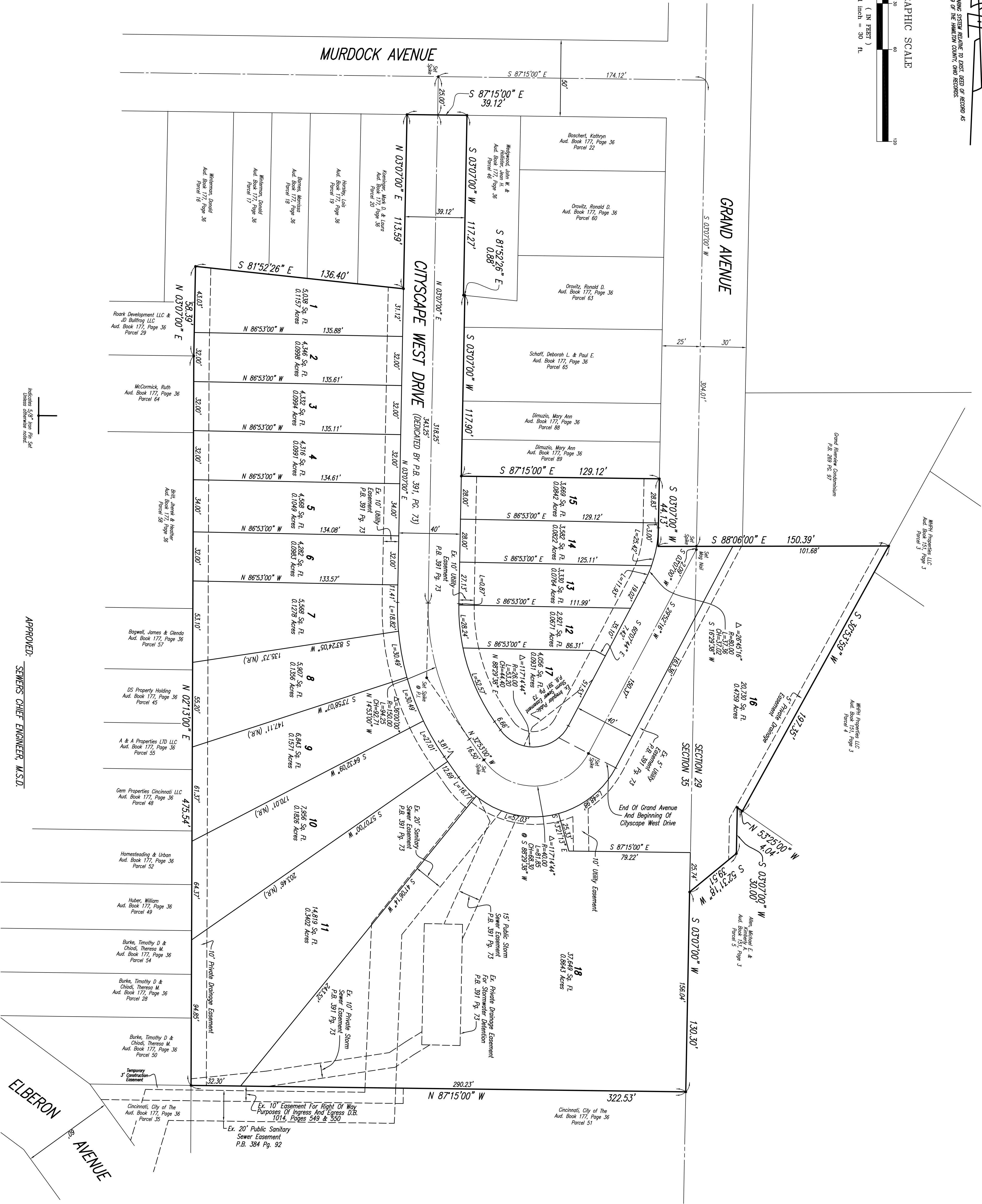
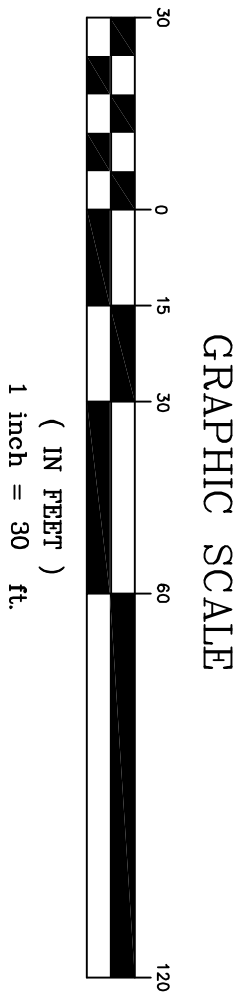
Respectfully submitted:

Stephen C. Briggs
Senior City Planner

Approved:

Margaret A. Wuerstle, AICP
Chief Planner

NOTED: THIS PLAN IS BASED ON A RECORD OF DEEDS OF RECORD AS RECORDED IN O.R. 8782 PG. 719 OF THE HAMILTON COUNTY, OHIO RECORDS.



Horizontal Scale: 1 inch = 30 feet
Vertical Scale: 1 inch = 30 feet

APPROVED: SEWERS CHIEF ENGINEER, M.A.S.D.